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OFFICIAL STATEMENT

# SOUTH COAST COUNTY WATER DISTRICT

SOUTH LAGUNA, CALIFORNIA

\$3,255,000  
SEWER REFUNDING BONDS FOR  
IMPROVEMENT DISTRICT NO. 1,  
SERIES 1978

(GENERAL OBLIGATIONS)







# **SOUTH COAST COUNTY WATER DISTRICT**

South Laguna, Orange County, California

## **BOARD OF DIRECTORS**

Thomas H. Brooks, *President*  
P. Norman Anderson, *Vice President*  
Susan J. Crowl, *Treasurer*  
Clark J. Buswell  
Harold E. Edwards  
Harry Lawrence  
Frederick E. Leek

---

Raymond C. Miller, *Secretary and General Manager*  
Robert W. Bonham, *Administrative Manager*  
D. J. Collins, *Operations and Maintenance Manager*

## **SPECIAL SERVICES**

### **Consulting Engineers**

Boyle Engineering Corporation  
Newport Beach

### **District Auditor**

Harold K. Grimshaw Accountancy Corporation  
Newport Beach

### **Legal Counsel**

Thomas L. Woodruff, Rourke & Woodruff, Santa Ana

### **Bond Counsel**

O'Melveny & Myers  
Los Angeles

### **Financing Consultants**

Loeb Rhoades, Hornblower & Co.  
San Francisco

### **Paying Agents**

Security Pacific National Bank  
Los Angeles

Harris Trust and Savings Bank  
Chicago, Illinois

Bankers Trust Company  
New York, New York

### **Escrow Bank**

Security Pacific National Bank  
Los Angeles

THE DATE OF THIS OFFICIAL STATEMENT IS  
APRIL 17, 1978

South coast county water district  
water districts -- Calif -- orange co  
Bonds -- 4 -- 4 4  
orange county -- Economic  
conditions



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UNIVERSITY OF CALIFORNIA

## SOUTH COAST COUNTY WATER DISTRICT

April 17, 1978

## TO WHOM IT MAY CONCERN:

The purpose of this bond prospectus is to furnish information regarding South Coast County Water District's Sewer Refunding Bonds for Improvement District No. 1, Series 1978 (general obligations).

This prospectus was prepared by Loeb Rhoades, Hornblower & Co. as financing consultants to and under the direction of the district. O'Melveny & Myers serve as bond counsel to the district. Financing consultant's fees for services are contingent upon the sale and successful delivery of bonds.

The information herein has been reviewed by appropriate officials of the district as to accuracy and completeness (see item 2 under "Closing Papers" on Page 3 of this prospectus) and the district has adopted this prospectus as its Official Statement in connection with the bonds herein being offered pursuant to Resolution No. 26-77 dated April 17, 1978.

All of the following summaries of the Resolution of Issuance, Escrow Agreement, and other documents are made subject to the provisions of such documents respectively, and do not purport to be complete statements of any or all of such provisions. Reference is hereby made to such documents on file with the district for further information in connection therewith. This Official Statement does not constitute a contract with purchasers of bonds. Any statements herein involving matters of opinion or estimates, whether or not so designated, are to be construed as provisional rather than factual.

Loeb Rhoades, Hornblower & Co. may submit a bid for the bonds, and, if it is the successful bidder, may purchase the bonds and resell all or a portion of the bonds to the public.

Thomas H. Brooks  
President

No dealer, broker, salesman or other person has been authorized by the South Coast County Water District to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by the district.

Photograph on title page courtesy L. E. Lang Photography, Laguna Beach; photograph on page 16 showing major portion of District courtesy Lloyd De Mers Air Views, Irvine; photograph on page 20 courtesy of Smetona Photo, Capistrano Beach.

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## THE PLAN OF REFUNDING

### Background Information

The South Coast County Water District, with an estimated population of 16,500 and a 1977/78 taxable assessed valuation of \$116,420,850, provides water service to a coastal area of approximately five square miles in Orange County, located between the City of Laguna Beach and the community of Dana Point.

The district is located in southern Orange County, one of the nation's rapidly developing metropolitan areas. Within 20 miles of the district are located the University of California at Irvine; the business and commercial development at Newport Center; the Irvine Industrial Complex surrounding the Orange County Airport; and the more than 400 manufacturing plants located in the Newport Beach-Costa Mesa-Santa Ana area.

The district, established in 1932, levies property taxes and water service charges to meet operating and bond service costs. The district has also established connection charges for new hook-ups.

Effective July 1, 1976, the district assumed the rights, duties and obligations of the South Laguna Sanitary District, and now provides both water and sewer service. The boundaries of the former sanitary district are now referred to as the South Coast County Water District Improvement District No. 1.

In May, 1973 the voters of the South Laguna Sanitary District authorized issuance of \$3,000,000 of general obligation bonds for sewerage system improvements. The bonds were sold in two series: \$1,000,000 of 1974 Sewer Bonds, Series A sold in 1974 and \$2,000,000 of 1974 Sewer Bonds, Series B sold in 1975. The refunding program is being undertaken to achieve savings in debt service payments on the 1978 Sewer Refunding Bonds as compared with the debt service payments on the 1974 Sewer Bonds, Series A and B.

### The Plan

The net proceeds from the sale of the 1978 Sewer Refunding Bonds will be used to purchase direct obligations of the United States of America, specifically, securities termed "United States Treasury Obligations—State and Local Government Series" (the "Federal Securities"). The Federal Securities will be held by Security Pacific National Bank, Los Angeles, California (the "Escrow Bank") under an Escrow Agreement to be dated as of May 1, 1978 (the "Escrow Agreement") by and between the District and the Escrow Bank. The Federal Securities are scheduled to mature in such amounts and at such times and are scheduled to earn interest at such

times as will be sufficient to pay (1) the principal and interest on the 1974 Sewer Bonds, Series A becoming due and payable on and prior to July 1, 1984, (2) the principal of and premium on the 1974 Sewer Bonds, Series A to be called for redemption prior to maturity on July 1, 1984, (3) the principal and interest on the 1974 Sewer Bonds, Series B becoming due and payable on and prior to July 1, 1988, and (4) the principal of and premium on the 1974 Sewer Bonds, Series B maturing on and after July 1, 1989 to be called for redemption prior to maturity on July 1, 1985.

**TABLE 1**  
SELECTED ESSENTIAL FACTS

<b>The Bonds</b>	
Principal amount	\$3,255,000
Maturities	1979-2001
Average life	13.51 years
Bond years	43,990
Maturities callable on or after 1988	1989-2001
Maximum coupon rate	7%
Coupon sequence	equal or ascending
Discount allowable	1.5%
<b>Financial and Economic Data</b>	
Estimated 1977 population	16,500
1977/78 assessed valuation	\$116,420,850
1977/78 district tax rate per \$100	\$1.24
Representative total tax rate per \$100	\$7.20
Per capita assessed valuation	\$7,056
Ratio direct debt to assessed valuation	7.00%
Ratio direct and overlapping debt to assessed valuation	16.03%



## THE BONDS

### Authority for Issuance

The \$3,255,000 principal amount of the South Coast County Water District's Sewer Refunding Bonds for Improvement District No. 1, Series 1978 are refunding bonds issued pursuant to the provisions of a resolution to be adopted May 4, 1978, by the South Coast County Water District. Authority for issuance of the bonds is provided under the County Water District Law, Section 30000 et seq. of the Water Code of the State of California and Articles 9 and 11, Chapter 3, Part 1, Division 2, Title 5 of the Government Code of the State of California, commencing with Section 53550.

### Description of the Bonds

The bonds consist of \$3,255,000 aggregate principal amount numbered 1 to 651, inclusive, each in the denomination of \$5,000. The bonds are to be dated May 1, 1978. Interest is payable semiannually by coupon on November 1 and May 1 of each year, beginning November 1, 1978. Principal will mature and become payable in the amounts specified in the adjoining table.

*An adjustment may be required in the principal amount of the bonds offered for sale: The proposed refunding is based on certain assumptions including the yield on the Bonds and the yield that will be available on United States government obligations to be purchased from the proceeds of the Bonds. If after final computation of the bids, the District determines that the funds necessary to accomplish the refunding is either more or less than the proceeds of the sale of all Bonds, the District reserves the right either to increase or decrease the principal amount of the Bonds by an amount not to exceed \$50,000. In the event such adjustment is necessary, the adjustment will be made by adding to or deducting from the May 1, 2001 maturity (adjusting Bond numbers accordingly). In the event the amount*

*of Bonds due May 1, 2001 is increased or decreased, no rebidding or recalculation of the bid submitted will be required or permitted. The Bonds due May 1, 2001, as adjusted, will bear interest at the same rate as is specified by the successful bidder for the Bonds of that maturity.*

Both principal and interest are payable at the principal office of Security Pacific National Bank in the City of Los Angeles, California, or at the principal office of Harris Trust and Savings Bank in the City of Chicago, Illinois, or at the principal office of Bankers Trust Company in the Borough of Manhattan, City and State of New York, paying agents for the district.

### Redemption Provisions

The South Coast County Water District's Sewer Refunding Bonds for Improvement District No. 1, Series 1978 maturing on or before May 1, 1988, are not redeemable prior to their fixed maturity dates. Bonds maturing on or after May 1, 1989, are redeemable on any interest payment date on or after May 1, 1988, as a whole or in part in inverse order of maturity and by lot within a maturity at the principal amount plus a premium of one-fourth of one percent for each whole year and for any remaining fraction of a year between the maturity date and the date of redemption. The district shall publish a notice of intended redemption at least 30 days before any bonds are to be called. Copies of the notice of redemption are to be mailed to the holders of any registered bonds designated for redemption.

**TABLE 2**  
**MATURITY SCHEDULE**

<i>Maturity Date May 1</i>	<i>Principal Maturing</i>
1979	\$175,000
1980	80,000
1981	85,000
1982	85,000
1983	95,000
1984	100,000
1985	95,000
1986	110,000
1987	110,000
1988	125,000
1989	125,000
1990	140,000
1991	140,000
1992	150,000
1993	155,000
1994	170,000
1995	180,000
1996	195,000
1997	195,000
1998	210,000
1999	225,000
2000	150,000
2001	160,000*

\* The amount of the May 1, 2001 maturity may be either reduced or increased by an amount not to exceed \$50,000.



### **Registration**

The bonds will be issued as coupon bonds and will be registrable as to principal only or as to both principal and interest, and the form of registration may be changed or the bonds discharged from registration.

### **Tax Exempt Status**

In the opinion of bond counsel, the interest on the bonds is exempt from all present Federal income taxes and from State of California personal income taxes under existing statutes, regulations, and court decisions.

### **Legal Opinion**

The opinion of O'Melveny & Myers, Los Angeles, California, Bond Counsel for the South Coast County Water District, attesting to the validity of the bonds will be supplied free of charge to the original purchasers of the bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

The statements of law and legal conclusions set forth under the heading "The Bonds" and "Tax Limitation Ballot Proposals" have been reviewed by Bond Counsel. Bond Counsel's employment is limited to the review of the legal proceedings required for the authorization of the bonds and to rendering an opinion as to the validity of the bonds and the exemption of interest on the bonds from income taxation. The opinion of Bond Counsel will not consider or extend to any documents, agreements, representations, offering circulars or other material of any kind concerning the bonds not mentioned in this paragraph.

### **Verification of Mathematical Computations**

The accuracy of the mathematical computations of the adequacy of the maturing principal of and interest earned on the Federal Securities to pay, when due, to the date of redemption the principal of and the premium and interest on the bonds being refunded and of the mathematical computations supporting the conclusion of Bond Counsel that the Sewer Refunding Bonds for Improvement District No. 1, Series 1978 are not arbitrage bonds within the meaning of Section 103(c) of the Internal Revenue Code of 1954, as amended, will be verified by Coopers & Lybrand, independent certified public accountants. Such verification of the accuracy of the mathematical computations will be based upon information and assumptions supplied by the Financial Consultant. Bond Counsel will be entitled to rely upon the computations so made and certified in rendering the legal opinion on the Sewer Refunding Bonds for Improvement District No. 1, Series 1978.

### **Legality for Investment**

Under California law, bonds of the district are legal investments in California for commercial and savings banks and as such are legal investments for all trust funds, and for funds of insurance companies and trust companies. The bonds are eligible as security for deposits of public moneys in California.

### **Closing Papers**

Each proposal for bids on the bonds will be understood to be conditioned upon the district furnishing to the purchaser, without charge, concurrently with payment for and delivery of the bonds, the following closing papers, each dated the date of such delivery:

1. Legal opinion — The opinion of O'Melveny & Myers, Bond Counsel, approving the validity of the bonds and stating that interest on the bonds is exempt from income taxes of the United States of America under present federal income tax laws, and that such interest is also exempt from personal income taxes of the State of California under present state income tax laws.
2. At the time of payment for and delivery of the bonds, the district will furnish the successful bidder a certificate of an appropriate officer of the District, acting in such person's official and not personal capacity, to the effect that at the time of the sale of the bonds and at all times subsequent thereto up to and including the time of delivery of the bonds, the Official Statement relating to the bonds did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, and that there has been no material adverse change in the financial condition or affairs of the district between the date of the sale and the date of delivery of the bonds.



3. A certificate of an officer of the district that on the basis of the facts, estimates and circumstances in existence on the date of issue, it is not expected that the proceeds of the bonds will be used in a manner that would cause the bonds to be arbitrage bonds.
4. A certificate signed by an officer of the district that there is no litigation pending affecting the validity of the bonds.
5. The signature certificates of the officers and representatives of the district, showing that they have signed the bonds, whether by facsimile or manual signature, and that they were respectively authorized to execute the same.
6. The receipt of the Treasurer of the district showing that the purchase price of the bonds, including interest accrued to the date of delivery thereof, has been received by the district.

#### Security

The bonds are general obligations of the South Coast County Water District and the district has the power and is obligated to levy ad valorem taxes for the payment of all principal and interest on the bonds on all property within the district (except for certain intangible personal property which is taxable at limited rates) without limitation of rate or amount.

#### Estimated Bond Service

Table 3 presents an estimate of annual bond service on the Sewer Refunding Bonds for Improvement District No. 1, Series 1978.

**TABLE 3**  
SOUTH COAST COUNTY WATER DISTRICT  
ESTIMATED ANNUAL BOND SERVICE  
SEWER REFUNDING BONDS FOR IMPROVEMENT DISTRICT NO. 1,  
SERIES 1978

<i>Year Ending May 1</i>	<i>Proposed Bond Issue</i>		
	<i>Principal Maturing</i>	<i>Estimated Interest</i>	<i>Total Debt Service</i>
1979	\$ 175,000	\$ 170,828	\$ 345,828
1980	80,000	163,827	243,827
1981	85,000	160,468	245,468
1982	85,000	156,727	241,727
1983	95,000	152,818	247,818
1984	100,000	148,352	248,352
1985	95,000	143,553	238,553
1986	110,000	138,897	248,897
1987	110,000	133,398	243,398
1988	125,000	127,787	252,787
1989	125,000*	121,350	246,350
1990	140,000*	114,787	254,787
1991	140,000*	107,368	247,368
1992	150,000*	99,877	249,877
1993	155,000*	91,778	246,778
1994	170,000*	83,330	253,330
1995	180,000*	73,980	253,980
1996	195,000*	63,990	258,990
1997	195,000*	53,167	248,167
1998	210,000*	42,248	252,248
1999	225,000*	30,382	255,382
2000	150,000*	17,670	167,670
2001	160,000*†	9,120	169,120
	\$3,255,000	\$2,405,702	\$5,660,702

\* Callable on or after May 1, 1988.

† The amount of the May 1, 2001 maturity may be either reduced or increased by an amount not to exceed \$50,000.



## TAX LIMITATION BALLOT PROPOSALS

### Jarvis/Gann Initiative

A proposed initiative constitutional amendment to the California Constitution entitled "Tax Limitation Initiative Constitutional Amendment" will be submitted to the voters of the State of California at the June 6, 1978 statewide election (Proposition 13).

The text of the initiative is as follows:

#### *"Section 1.*

(a) The maximum amount of any ad valorem tax on real property shall not exceed one percent (1%) of the full cash value of such property. The one percent (1%) tax is to be collected by the counties and apportioned according to law to the districts within the counties.

(b) The limitation provided for in subsection (a) shall not apply to ad valorem taxes or special assessments to pay the interest and redemption charges on any indebtedness approved by the voters prior to the time this section becomes effective.

#### *Section 2.*

(a) The full cash value means the County Assessor's valuation of real property as shown on the 1975/76 tax bill under 'full cash value', or thereafter, the approved value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. All real property not already assessed up to the 1975/76 tax levels may be reassessed to reflect that valuation.

(b) The fair market value base may reflect from year to year the inflationary rate not to exceed two percent (2%) for any given year or reduction as shown in the consumer price index or comparable data for the area under taxing jurisdiction.

#### *Section 3.*

From and after the effective date of this article, any changes in State taxes enacted for the purpose of increasing revenues collected pursuant thereto whether by increased rates or changes in methods of computation must be imposed by an Act passed by not less than two-thirds of all members elected to each of the two houses of the legislature, except that no new ad valorem taxes on real property, or sales or transaction taxes on the sales of real property may be imposed.

#### *Section 4.*

Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district, except ad valorem taxes on real property or a transaction tax or sales tax on the sale of real property within such City, County or special district.

#### *Section 5.*

This article shall take effect for the tax year beginning on July 1 following the passage of this Amendment, except Section 3 which shall become effective upon the passage of this article.

#### *Section 6.*

If any action, part, or clause hereof is for any reason held to be invalid or unconstitutional, the remaining sections shall not be affected but will remain in full force and effect."

A summary of the Jarvis/Gann Initiative as prepared by the Office of the State Attorney General is as follows:

"PROPERTY TAX LIMITATION INITIATIVE CONSTITUTIONAL AMENDMENT. Limits ad valorem taxes on real property to 1% of the value except to pay indebtedness previously approved by voters. Establishes 1975/76 assessed valuation as base value of property for tax purposes. Limits annual

increases in value. Provides for reassessment after sale, transfer or construction. Requires 2/3 vote of Legislature to enact any change in state taxes designed to increase revenues. Prohibits imposition by state of new ad valorem, sales or transaction taxes on real property. Authorizes specified local entities to impose special taxes except ad valorem, sales and transaction taxes on real property. Financial Impact: Would result in the loss of local property tax revenues of \$7 billion to \$8 billion annually and a reduction in state costs of about \$700 million in 1978/79 and \$800 million annually thereafter."

On February 7, 1978, a suit seeking to remove the Jarvis/Gann Initiative from the June 6, 1978 ballot was filed in the Superior Court of the State of California for the County of Sacramento. On February 15, 1978, the Court refused to remove the initiative from the ballot, but did order certain modifications to the above quoted summary of the initiative prepared by the Attorney General relative to the description of the subject matter of the initiative in the heading of the summary. No prediction as to the outcome of this litigation can be made at this time. On March 2, 1978, the California Supreme Court refused to hear arguments by petitioners directed to the Supreme Court to expedite matters.

The District can neither predict whether or not the initiative will be approved by the voters nor whether or not the validity of the initiative will, if thereafter challenged, be upheld, in whole or in part, by the courts. Further, the District cannot make any predictions or give any assurances as to the exact ramifications of the initiative, if approved, upon any ad valorem assessment relating to operations of the District.



If approved by the voters, the District cannot give any assurance that the exception in Section 1(b) of the initiative above to the limitation of ad valorem taxes (or assessments) on real property of 1% of value in Section 1(a) of the initiative above would apply to the present bond issue, since the Bonds are refunding bonds and may not be considered to be approved by the voters of the District even though the Bonds which are being advanced were approved by the voters of the District. The District, however, believes that regardless of the outcome of the election for the initiative, any attempted erosion of the ability of the District to levy unlimited ad valorem assessments for the payment of the Bonds and interest thereon pursuant to the authorizing statutes can be defended against an impairment of the obligation of the District's contract with the holders of the Bonds under the Federal Constitution.

#### **Behr Bill**

On March 3, the Governor of the State of California signed urgency legislation S.B. No. 1 (commonly known as the "Behr Bill") which provides an alternative approach to property tax relief in place of the Jarvis/Gann Initiative Amendment. The Behr Bill is Chapter 24 of the current 1977/78 regular session of the Legislature and takes effect immediately as an urgency statute; however, the bill specifies various operative dates for its provisions.

The Legislative Counsel's Digest for the bill as finally adopted is as follows:

#### **LEGISLATIVE COUNSEL'S DIGEST**

Under existing law, all taxable property on the secured roll is subject to taxation at the same rate, while property on the unsecured roll is subject to taxation at the rate applied to the secured roll for the prior fiscal year, and the first \$7,000 of the full value of an owner-occupied dwelling is exempted from taxation.

This bill would provide for the taxation of owner-occupied dwellings at a different rate than other taxable property.

Existing law limits the maximum property tax rate which may be levied by local agencies.

This bill would revise the method of computing maximum property tax rates so that local agencies shall receive a specified amount of tax revenues, reduced by certain reduced costs of specified social service programs.

Existing law authorizes a \$37 credit against taxes due under the Personal Income Tax Law for qualified renters. If the amount of the credit exceeds income tax liability, the excess is paid to the claimant.

This bill would change the amount of the credit or payment to \$75, commencing with taxable years beginning on and after January 1, 1978.

Under existing law, payments of state funds are made to homeowners and renters 62 years of age or older on the basis of a percentage (determined by total household income) of property taxes paid by homeowners or the statutory property tax equivalent presumed to be paid by renters.

This bill would revise the schedule of benefits payable to homeowners and renters.

Existing law does not limit the amount of revenues collected by the State of California.

This bill would set a state revenue limit which is increased annually by the percentage increase in California Personal Income multiplied by a revenue elasticity factor.

Under existing law, counties are required to pay a specified share of the costs of the Supplementary Program for the aged, blind and disabled and specified Medi-Cal programs.

This bill would alter counties' shares of such programs according to a formula.

This bill would become operative only if Proposition 8 on the ballot for the June 6, 1978 election is approved by the voters and Proposition 13 on such ballot is rejected by the voters, or is declared unconstitutional by the courts.

The bill would take effect immediately as an urgency statute, but would specify various operative dates for its provisions.

The main effect of the Behr Bill is a reduction in the rate of taxation on owner-occupied dwellings as compared to other taxable property. The Behr Bill adds Sections 2350 to 2355 to the Revenue and Taxation Code which provide for a reduction of approximately 30% in the total ad valorem property tax rate which would apply to owner-occupied dwellings. Said Section 2355 provides further that the State Controller shall reimburse each County Auditor for the amount of revenue loss by each taxing agency due to the tax rate reductions from State funds and the section provides the County Auditor shall allocate the reimbursement to local agencies as though the amount had been paid by the taxpayers.

While the Behr Bill provides a lesser amount of direct property tax relief, it does provide alternative sources of funding local government losses, primarily through state reimbursement programs as noted above. However, the bill also contains various revenue limitation provisions (which in part continue existing limitations) which could affect the amount of future tax revenues which may be received by the District for operating expenses.

The Behr Bill will become law in its entirety only if (1) it is approved by the voters at the June 6 statewide election and (2) if the Jarvis/Gann Initiative is defeated or declared unconstitutional by the courts.



### **Constitutional Amendment No. 6**

Also appearing on the June 6, 1978 ballot as Proposition No. 8 thereon is California Senate Constitutional Amendment No. 6. The proposed amendment would add Section 9.5 to Article XIII of the California Constitution to read as follows:

#### **"PROPERTY TAXATION—OWNER OCCUPIED DWELLINGS CONSTITUTIONAL AMENDMENT**

Section 9.5. The Legislature may provide for the taxation of owner-occupied dwellings, as defined by the Legislature, or any fraction of the value thereof, at a rate lower than that levied on other property. In no event may the tax rate levied on other property be increased as a result of lowering the tax rate levied on owner-occupied dwellings."

The Legislative Counsel's Digest of this proposed amendment as found in Resolution Chapter 85 of the 1977/78 Regular Session of the California Legislature is reprinted below.

"The existing Constitution provides that all property is taxable at the same percentage of fair value.

This measure would allow Legislature to provide for the taxation of owner-occupied dwellings, or any fraction of the value thereof, at a lower rate than that levied on other property, but would prohibit an increase in the tax rate on other property as a result of lowering the tax rate on owner-occupied dwellings. The Legislature would be authorized to define 'dwellings'."

The Behr Bill contains language which is specifically intended to satisfy the second sentence of the proposed Constitutional Amendment. Section 44 of Chapter 24 of the 1978 statutes (Behr Bill) provides:

"SEC. 44. (a) It is the intent of the Legislature in enacting Section 2261 of the Revenue and Taxation Code that the provisions of such section are compatible with the provisions of Section 9.5 of Article XIII of the State Constitution, as added by Proposition 8 on the ballot for the statewide election on June 6, 1978. The Legislature intends that the provision of Section 9.5 requiring 'in no event may the tax rate levied on other property be increased as a result of lowering the tax rate on owner-occupied dwellings' is fulfilled by the provision of Section 2261, which prevents the tax rate on property other than owner-occupied dwellings from increasing over the prior year's tax rate for such property when the tax rate on owner-occupied dwellings is reduced below the tax rate on such dwellings for the prior year.

(b) It is the intent of the Legislature, in enacting Article 10 (commencing with Section 2350) of Chapter 3 of Part 4 of Division 1 of the Revenue and Taxation Code, that the tax rate reductions for owner-occupied dwellings provided in that article comply with the provisions of Section 9.5 of Article XIII of the State Constitution, as added by Senate Constitutional Amendment No. 6 of the 1977/78 Regular Session of the Legislature, because the state directly reimburses local governments for revenue losses resulting from that article, and no shift of tax burden to other property is involved or permitted."







## DISTRICT ORGANIZATION, OPERATION, AND FINANCIAL DATA

The South Coast County Water District was established in 1932 and operates under provisions of the County Water District Law, Division 12, Section 30000 et seq. of the California Water Code. The governing board of the district consists of seven members elected at large for four year overlapping terms. The president of the board is selected by a vote of the members. The day-to-day affairs of the district are administered by a general manager who is appointed by and serves at the pleasure of the board of directors. Mr. Raymond C. Miller has served the district as general manager since 1972.

Effective July 1, 1976, in accordance with Orange County Reorganization No. 31, the South Coast County Water District was designated as the successor to the South Laguna Sanitary District for the purpose of succeeding to all rights, duties, and obligations of the South Laguna Sanitary District. Prior to the reorganization the two districts had nearly coterminous boundaries, had a common general manager, were headquartered in the same administrative office building, and cooperated in the use of equipment and personnel wherever practical. Several elected directors served on both district boards. After detailed studies by independent consultants, it was recommended that the South Laguna Sanitary District be dissolved and the South Coast County Water District become its successor. This was accomplished, effective July 1, 1976, and all sewer functions of the South Laguna Sanitary District are now being performed by the district under the title of "South Coast County Water District Improvement District No. 1 (Sewer)". Improvement District No. 1 is an area of approximately 2,750 acres, all located within the water operation boundaries. The appendix to this official statement is the first consolidated audit showing the merged water and sewer operations.

### Employee Retirement

Under the terms of the public employees' retirement system of California, (P.E.R.S.), the district provides a retirement plan covering all full-time employees. According to P.E.R.S. the total district contribution to P.E.R.S. in fiscal year 1976/77 was \$43,873 accompanied by \$30,291 contributed by employees. The percentage of salary to be contributed in 1977/78 by the district will be 11.160% and the percentage of salary contributed by employees will be 7%.

P.E.R.S. is required by state law to undergo a systems evaluation at least every four years. Periodic intervening checks of actuarial assumptions and other aspects of the system are also made. The June 30, 1976 audit of P.E.R.S. by Coopers & Lybrand, certified public accountants, reported an accrued actuarial liability and present value of benefits for active and inactive members totalling approximately \$14.6 billion. Assets available for benefits were placed at about \$7.9 billion, leaving an unfunded liability of about \$6.7 billion.

As of July 1, 1976, P.E.R.S. calculated that the district had a present value liability for all benefits of \$616,564 with cash and credited assets of \$533,224, leaving an unfunded liability of \$83,340.

According to P.E.R.S., the district will amortize its unfunded liability for current service and death benefits until the year 2000 and will amortize its unfunded liability for prior service obligations until the year 1980 at a current rate of 2.959% of payroll. These percentages are included in the percentage employer contributions for fiscal year 1977/78 quoted above.



### Assessed Valuation

The district utilizes the facilities of Orange County for the assessment and collection of taxes for district purposes. District taxes are assessed and collected at the same time and on the same tax rolls as are county, school, and city taxes. The State Board of Equalization reports that the 1977/78 Orange County assessed valuation averages 25.1% of market value while the public utility assessed valuation is reported by the State Board of Equalization to average 25% of market value.

The equalization process tends to assure that tax impacts will be uniform throughout the state. Maximum tax rates in counties which assess above the 25% level are reduced by the percentage proportionate to the percentage of over-assessment. Conversely, counties that under-assess may adjust maximum tax rates to yield income based on a relationship of assessed valuation equal to 25% of full-market value. Rates below the statutory maximums are not affected by the equalization process.

The valuation of secured property is established as of March 1 of each year, is subsequently equalized in August, and the first installment of taxes becomes payable the following November. Taxes are due to be received by the Orange County Tax Collector on or before the delinquency dates of December 10 and April 10 for each installment of the taxes levied. Taxes on unsecured property (personal property and leasehold) are due on August 31 of each year based on the preceding fiscal year's secured tax rate.

Under amendments adopted in 1968 to the Constitution and Statutes of the State of California, two types of exemptions of property from ad valorem taxes were authorized beginning in the fiscal year 1969/70. The first of these exempts 50% of the assessed valuation of business inventories from taxation. The second, after amendments, provides for exemption of \$1,750 of the assessed valuation of an owner-occupied dwelling for which application has been made to the county assessor. Revenue estimated to be lost to local taxing agencies due to such exemptions, however, is reimbursed from state sources and is available for allocation as tax increments. Such reimbursement is based upon total taxes due upon such exempt values and therefore is not reduced by any amount for estimated delinquencies.

Table 4 presents a listing of assessed valuation in the district over the last ten years. During this period, the total assessed valuation in the district has increased nearly five times.

**TABLE 4**  
SOUTH COAST COUNTY  
WATER DISTRICT  
TAXABLE ASSESSED  
VALUATIONS

<i>Fiscal Year</i>	<i>Assessed Valuation</i>
1968/69	\$25,124,300
1969/70	28,439,605
1970/71	34,342,230
1971/72	35,413,661
1972/73	43,503,244
1973/74	52,879,530
1974/75	60,099,000
1975/76	70,274,760
1976/77	89,697,275
1977/78	116,420,850

**TABLE 5**  
1977/78 DISTRICT ASSESSED  
VALUATION

<i>Assessment Roll</i>	<i>Assessed Valuation For Revenue Purposes</i>
Secured	\$113,205,700
Utility	2,062,080
Unsecured	1,153,070
Totals	\$116,420,850



## Tax Rates, Levies and Delinquencies

The district's 1977/78 tax rates per \$100 taxable assessed valuation for general purposes and bond service are \$0.4650 and \$0.7724, respectively resulting in a total district rate of \$1.2374. Of the total district tax rate, \$0.6450 applies to Improvement District No. 1 which includes all but about 450 acres of the South Coast County Water District. Table 6 presents the components for the total tax rate for the tax code area with the highest assessed value in the district. Tax Code Area 66-034 has a 1977/78 assessed value for revenue purposes of \$26,145,600 which represents over 20% of the district's total assessed value. Since 1973/74 the tax rate has dropped over 20%, from \$9.0222 to a current levy of \$7.2032.

Table 7 presents a history of secured tax levies and delinquencies in the district over the last five years. During this period the delinquency rate has averaged 2.40%.

**TABLE 6**  
REPRESENTATIVE 1977/78 TAX RATES  
TAX CODE AREA 66-034\*

Orange County	\$1.3300
Laguna Beach Unified School District (general)	2.0289
Saddleback Junior College (general)	0.9092
School district and junior college bonds	0.1603
All other educational purposes	0.3763
South Coast County Water District	0.5924
South Coast County Water District I.D. No. 1†	0.6450
Orange County Flood Control District	0.1888
County Library District	0.1546
County Park and Harbor District	0.1659
County structural fire protection	0.3898
Metropolitan Water District	0.1200
All other	0.1420‡
<b>Total</b>	<b>\$7.2032</b>

\* The 1977/78 assessed valuation is \$26,145,600.

† Formerly South Laguna Sanitary District.

‡ Includes \$0.0904 upon land and improvements only for Orange County Street Lighting Maintenance District No. 1.

Source: Orange County Auditor-Controller.

**TABLE 7**  
DISTRICT ASSESSED VALUATIONS, SECURED TAX LEVIES  
AND DELINQUENCIES

<i>Fiscal Year</i>	<i>Taxable Assessed Valuation</i>	<i>District Tax Rate</i>	<i>Total Secured Tax Levy</i>	<i>Amount Delinquent June 30</i>	<i>Percent Delinquent June 30</i>
1972/73	\$ 43,503,244	\$0.6300	\$261,052	\$ 3,765	1.44%
1973/74	51,537,320	0.7300	350,944	4,895	1.39
1974/75	60,099,000	0.7300	398,930	16,832	4.22
1975/76	70,274,760	0.7300	473,573	14,305	3.02
1976/77	89,697,275	0.6244	523,373	8,434	1.61

Source: Orange County Auditor-Controller.



**TABLE 8**  
STATEMENT OF DIRECT AND ESTIMATED OVERLAPPING BONDED DEBT<sup>①</sup>

Estimated 1977 population	16,500
1977/78 assessed valuation	\$116,420,850 <sup>②</sup>
Estimated market value	\$465,000,000 <sup>③</sup>

<i>Entity</i>	<i>Percent Applicable</i>	<i>Debt Applicable May 3, 1978</i>
Orange County	1.168%	\$ 44,501 <sup>④</sup>
Orange County Building Authorities	1.168	272,249
Orange County Flood Control District	1.168	230,213
Metropolitan Water District	0.232	1,222,925
Saddleback Community College District	5.488	324,615
South Coast County Water District	100.	8,145,000 <sup>⑤</sup>
South Coast County Water District, Improvement District No. 1 <sup>⑥</sup>	100.	4,525,000 <sup>⑦</sup>
Dana Point Sanitary District	18.219	7,469
Capistrano Unified School District	9.781-9.836	3,343,739
Laguna Beach Unified School District	22.752	541,497
Total Direct and Overlapping Bonded Debt		\$18,657,208

	<i>Ratio to</i>		<i>Per Capita</i>
	<i>Assessed Valuation</i>	<i>Estimated Market Value</i>	
Assessed valuation	—	—	\$7,056
Direct bonded debt	7.00%	1.75%	493
Direct and overlapping bonded debt	16.03	4.01	1,131

*Share of authorized and unsold bonds:*

Metropolitan Water District	\$846,800
Capistrano Unified School District	34,426
Dana Point Sanitary District	22,774

Share of state school building aid repayable as of June 30, 1977:	\$352,320
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① Compiled by California Municipal Statistics, Incorporated.

② Before homeowners' and business inventory exemptions.

③ The State Board of Equalization reports that the 1977/78 Orange County assessed valuation averages 25.1% of market value with public utilities assessed at 25% of market value.

④ Excluding \$17,120 applicable share of \$1,465,738 Orange County lease-purchase obligations.

⑤ Including \$3,105,000 to be sold May 3, 1978, assuming no adjustment to the principal amount is made.

⑥ Formerly South Laguna Sanitary District.

⑦ Including \$3,255,000 to be sold May 3, 1978, assuming no adjustment to the principal amount is made.



### Direct and Overlapping Debt

Effective July 1, 1976, the district assumed the rights, duties and obligations of the South Laguna Sanitary District, and now provides both water and sewer service. The boundaries of the former sanitary district are now referred to as the South Coast County Water District Improvement District No. 1. The direct debt of the district, upon sale of the water refunding bonds, will be \$8,145,000 (assuming no adjustment to the principal amount is required). Direct debt will be 7.00% of assessed valuation and 1.75% of estimated market value. Direct and overlapping bonded debt of the district will be 16.03% of assessed valuation and 4.01% of estimated market value. The debt of Improvement District No. 1 includes the sale of the sewer refunding bonds and is reflected as overlapping debt of the district. The district's per capita assessed valuation is \$7,056.

### District Revenues and Expenses

As indicated earlier, the South Coast County Water District assumed the rights, duties, and obligations of the South Laguna Sanitary District on July 1, 1976. Table 9 summarizes the operation of the consolidated district for its first full year of operation (1976/77), and summarizes the 1977/78 budget. Historical water system operations by the South Coast County Water District for the five fiscal years prior to consolidation of the two districts are shown in Table 10.

Table 11 shows historical sewer system operations of the South Laguna Sanitary District.

The South Coast County Water District's 1976/77 audit is incorporated as the appendix of this official statement.

**TABLE 9**  
SOUTH COAST COUNTY WATER DISTRICT  
CONSOLIDATED WATER AND SEWER OPERATION  
(after assumption of rights, duties and obligations of  
South Laguna Sanitary District)

	<i>Statement of Income 1976/77*</i>	<i>Budget 1977/78†</i>
<b>OPERATING REVENUE</b>		
Water sales	\$ 593,033	\$ 609,000
Sewer service charges	156,533	218,000
Miscellaneous services	91,446	87,300
Income from prior years	2,855	—
Total Operating Revenue	\$ 843,867	\$ 914,300
<b>OPERATING EXPENSES</b>		
Source of supply	\$ 235,526	\$ 234,000
Pumping expense	90,229	106,700
Treatment plant	117,757	171,000
Transmission and Distribution	75,362	107,300
Collection and Disposal	29,459	37,300
General and Administrative	580,279	711,905
Depreciation and Administration	312,038	360,000
Total Operating Expenses	\$1,440,650	\$1,728,205
Operating Income (Loss)	\$ (596,783)	\$ (813,905)
<b>NONOPERATING REVENUE</b>		
Taxes and assessments	\$1,125,166	\$1,215,700
Less: Tax collection charge	1,154	1,200
Total	\$1,124,012	\$1,214,500
Interest	213,818	115,000
Gain on sale of assets	11,100	—
Total Nonoperating Revenue	\$1,348,930	\$1,329,500
<b>NONOPERATING EXPENSE</b>		
Interest	\$ 490,784	\$ 573,308
Bond service fees	1,544	1,800
Abandonment loss	38,886	—
Total Nonoperating Expense	\$ 531,214	\$ 575,108
Nonoperating Profit	\$ 817,716	\$ 754,392
Net Income (Loss)	\$ 220,933	\$ (59,513)

\* Source: District audit. (See appendix for complete audit.)

† Source: District 1977/78 Budget. (A complete copy of the budget is on file at the District which includes explanations and assumptions.)



**TABLE 10**  
**SOUTH COAST COUNTY WATER DISTRICT**  
**SUMMARY OF REVENUES AND EXPENSES**  
(for the five years prior to assumption of rights, duties, and obligations of  
South Laguna Sanitary District)

	1971/72	1972/73	1973/74	1974/75	1975/76
<b>REVENUES</b>					
Water sales	\$317,305	\$379,437	\$408,311	\$430,660	\$ 492,256
Property taxes	221,037	271,705	398,060	435,531	531,864
Interest	20,360	25,991	27,829	28,493	86,596
Miscellaneous	16,549	26,979	20,819	13,156	11,918
Total Revenue	\$575,251	\$704,112	\$855,019	\$907,840	\$1,122,634
<b>OPERATING EXPENSES</b>					
Source of supply	\$113,077	\$141,263	\$179,155	\$167,505	\$ 205,991
Pumping expense	23,923	26,211	27,795	35,969	41,618
Transmission and Distribution	41,012	77,314	59,627	85,469	91,710
General and Administrative	151,761	185,246	181,822	238,566	262,754
Total Operating Expenses*	\$329,773	\$430,034	\$448,399	\$527,509	\$ 602,073
Debt Service†‡	\$134,091	\$244,615	\$296,009	\$391,896	\$ 284,246
Total Expenses and Principal Repayment	\$463,864	\$674,649	\$744,408	\$919,405	\$ 886,319
Net Revenues Over (Under) Expenses and Principal Repayment	\$111,387	\$ 29,463	\$110,611	\$ (11,565)	\$ 236,315

\* As reported in District audits excluding depreciation charges.

† Includes both principal and interest.

‡ In 1974/75 the district completed paying off a \$400,000 short-term loan which had a four-year term.

Source: District audits. (A complete copy of the audit reports for each year is on file at the district.)



**TABLE 11**  
**SOUTH LAGUNA SANITARY DISTRICT**  
**SUMMARY OF REVENUES AND EXPENSES**  
(for five years prior to succeeding its rights, duties, and obligations to  
South Coast County Water District)

	1971/72	1972/73	1973/74	1974/75	1975/76
<b>REVENUES AND CONNECTION FEES</b>					
Property taxes	\$207,154	\$252,602	\$303,383	\$326,001	\$393,699
Sewer service charges	74,637	84,535	92,428	100,236	103,768
Interest	16,976	30,181	56,718	164,465	120,673
Sewer connection fees*	21,600	81,600	43,445	77,153	117,742
Operating and rental agreement income†	25,591	17,516	27,235	31,334	36,518
Miscellaneous	5,590	13,048	499	7,266	18,310
<b>Total Revenues and Connection Fees</b>	<b>\$351,548</b>	<b>\$479,482</b>	<b>\$523,708</b>	<b>\$706,455</b>	<b>\$790,710</b>
<b>OPERATING EXPENSES</b>					
Wages	\$ 52,883	\$ 56,507	\$ 83,698	\$ 87,705	\$103,525
Maintenance and repair	32,211	40,626	57,357	72,908	95,266
Insurance	7,193	2,884	5,684	8,058	10,147
Engineering	19,975	17,200	12,653	9,788	5,929
Power	6,813	6,424	9,296	10,371	11,342
Administration	77,242	85,879	105,330	126,585	155,022
All other‡	4,322	8,597	1,494	113,916	117,619
<b>Total Operating Expenses§</b>	<b>\$200,639</b>	<b>\$218,117</b>	<b>\$275,512</b>	<b>\$429,331</b>	<b>\$498,850</b>
Debt service¶#	\$140,928	\$138,427	\$145,352	\$297,885	\$228,091
<b>Total Expenses and Principal Repayment</b>	<b>\$341,567</b>	<b>\$356,544</b>	<b>\$420,864</b>	<b>\$727,216</b>	<b>\$726,941</b>
<b>Net Revenues Over (Under) Expenses     and Principal Repayment</b>	<b>\$ 9,981</b>	<b>\$122,938</b>	<b>\$102,844</b>	<b>\$ (20,761)</b>	<b>\$ 63,769</b>

\* Sewer connection fees were established in 1971/72.

† This is in connection with facilities to be replaced and is expected to stop after 1978/79.

‡ This includes abandonment losses of \$112,309 and \$114,693 in 1974/75 and 1975/76 respectively.

§ As reported in District audits excluding depreciation expense and with certain grouping modifications.

¶ Includes both principal and interest.

# The District changed its method of accounting for interest in 1975/76. Effect in that year was to increase income by \$130,045.

Source: South Laguna Sanitary District audits. (A complete copy of the audit reports for each year is on file at the South Coast County Water District.)







THE DISTRICT AND ITS VICINITY

The South Coast County Water District is located along the coast of the Pacific Ocean in southern Orange County, approximately 50 miles south of downtown Los Angeles and approximately 60 miles north of San Diego. The district serves a population of approximately 16,500. State Highway 1, and State Highway 133, which connects to the Santa Ana-San Diego Freeways, provide district residents convenient access to major employment centers in Orange and Los Angeles Counties. Driving time to the Cities of Santa Ana, Newport Beach, Costa Mesa, Anaheim, and Fullerton averages approximately 30 minutes.

The district is principally residential in character with most residents living in the communities of South Laguna, Three Arch Bay, Monarch Bay, Monarch Terrace, Niguel Shores, and a portion of the Dana Point area. Homes and condominiums in the district range in price from \$125,000 to more than \$1,000,000.

Growth within the district and its vicinity has been generated in the main by the continuing urbanization and economic development of Orange County. Starting in the early 1950's the county's economy, once agriculturally oriented, began a sustained period of steady economic growth and diversification. Initially the county's manufacturing base centered in highly technical and specialized defense-oriented industries; however, in recent years, substantial expansion has taken place in civilian-oriented industries such as medical research and manufacturing, machinery, metals, rubber and plastics, paper products, and civilian electronics. This has helped the county to evolve into an important diversified manufacturing center that serves regional, national, and international markets. Orange County now ranks second only to Los Angeles County in total manufacturing employment in California.

Population

District population is estimated at 16,500 with ultimate population projected at 34,000 based on anticipated land use in the area. Table 12 shows population growth of the district and adjacent communities.

According to a 1976 Special Census the median age of Orange County residents is 27.1 years. Copyright data presented in the 1977 Survey of Buying Power prepared by Sales Marketing Management indicate that the median household effective buying income for county residents is \$16,652, compared to a statewide average of \$14,299.

Employment and Economic Development

Since the early 1950's the county's economic base has experienced substantial development and diversification. The growth and distribution of employment in the county over the past five years is shown in Table 13. The diversity of the county's economic base is indicated by the substantial employment in manufacturing, trade, government, and service industries. During the past five years the unemployment rate has dropped from 6.5% to 4.3% in the County while the total civilian labor force has risen over 30% to 873,600 persons.

South Coast Community Hospital, the largest employer in the South Coast area, is located on the Coast Highway in South Laguna. It is served by a staff of about 180 physicians and surgeons who practice in the area, and employs on a full or part-time basis approximately 450 people. Erected as a community-owned enterprise on a 22-acre site in 1959, it has been expanded from a 75-bed facility to a present licensed capacity of 263 beds, representing a replacement value in excess of \$25 million. In addition to acute general care, the hospital also offers around-the-clock emergency and out-patient services.

The Federal Government, through the General Services Administration, has acquired a seven-story, \$24 million plant built but never occupied by the North American Rockwell Corporation in Laguna Niguel, adjacent to the district. The 1 million square feet of floor space, according to GSA officials, is used for bulk storage of government records, and the facility will eventually provide employment for an estimated 5,000 people.

TABLE 12  
SOUTH COAST COUNTY WATER DISTRICT  
AND ADJACENT COMMUNITIES POPULATION DATA

Year	District*	San Clemente	Laguna Beach	San Juan Capistrano
1940	1,250	479†	4,460†	— ‡
1950	2,350	2,008†	6,661†	— ‡
1960	3,450	8,527†	9,288†	— ‡
1970	9,000	17,063†	14,550†	3,781†
1977	16,500	23,750§	16,750§	16,150§

\* District estimates.  
† U. S. Census figures.  
‡ City incorporated in 1961. No prior data available.  
§ State Department of Finance estimates as of January 1, 1977.



The South Coast County Water District and adjacent areas in southern Orange County have shared in the overall development that has taken place in the county. The main thrust to their growth has been supplied by the development of the Irvine Ranch, Laguna Niguel, Mission Viejo, and the Aliso Viejo Ranch.

Major focal points of economic development in southern Orange County adjacent to the district include the Irvine Industrial Complex around Orange County Airport, Newport Center, and the University of California at Irvine. These developments which provide a substantial economic base for all of southern Orange County are within a short commute distance to the district.

Table 14 lists the major employers in Orange County.

The Irvine Industrial Complex covering more than 6,000 acres is one of the largest and fastest growing industrial complexes in the nation. Its proximity to the western market, the abundance of professional and blue-collar workers, and the conducive atmosphere for a balanced industrial-residential community are the main reasons advanced by companies for locating in the area. Already more than 800 companies have located manufacturing and office facilities totalling 20 million square feet and employing approximately 40,000 persons. The complex is bounded by three major freeways, service is available from two railroads, and Orange County Airport is located in the center of the complex.

Representative national companies include the Aeronutronic Division of the Ford Motor Company; Collins Radio Company; Coca Cola Bottling Co.; Dow Corning Corporation; Xerox Corporation; Technicolor, Inc.; Charles Pfizer & Co., Inc.; American Hospital Supply Corp.; the Fluor Corp., and Container Corp. of America. Industries tend to be the research and development type and light manufacturing, requiring a high percentage of professional employment. Manufacturing activities of the plants tend to cluster in the medical, electronic, aerospace, electrical equipment, marine and housewares industries.

The most important development affecting commercial activity in the southern Orange County coastal area is Newport Center, a 622-acre financial, commercial and cultural center developed by the Irvine Company which opened in September 1967. In addition to a 75-acre commercial complex, the center contains high-rise office buildings, including the \$10,000,000 AVCO Financial Center.

The Newport Center Financial Plaza when fully developed will encompass seven high-rise structures and three smaller office buildings.

The largest undeveloped area under single ownership within the South Coast County Water District consists of an 860-acre parcel bordering on the Pacific Coast Highway between developed Laguna Niguel and Dana Point. It was purchased in November 1967 by the Laguna Niguel Corporation from the Ednah Capron Estate for \$10.5 million. Avco Community Developers succeeded Laguna Niguel Corporation in 1970 as master developers of Laguna Niguel, en toto an 8,000-acre unincorporated planned community. Residential construction there had begun in 1968. When fully developed, the acreage — which extends inland to the San Diego Freeway — is expected to contain about 13,000 to 15,000 living units. It currently includes an 18-hole

**TABLE 13**  
ORANGE COUNTY EMPLOYMENT BY INDUSTRY  
AND UNEMPLOYMENT RATE

<i>Industry</i>	<i>October 1972</i>	<i>October 1976</i>	<i>October 1977</i>
Manufacturing	136,800	162,000	169,300
Mining	1,900	1,900	2,100
Construction	29,200	35,800	42,000
Transportation and public utilities	16,100	18,900	20,000
Wholesale and retail trade	112,700	149,300	160,000
Finance, insurance and real estate	25,600	33,800	37,000
Services	83,500	115,300	120,300
Government	75,900	97,800	102,400
Total Non Agricultural Employment	481,700	614,800	653,100
Total Agricultural Employment	8,600	9,500	9,200
Total Civilian Labor Force	657,500	836,400	873,600
Total Unemployment	41,400	44,200	35,600
Seasonally Adjusted Rate	6.5%	5.6%	4.3%

Source: State of California Employment Development Department, Employment Data and Research.



**TABLE 14**  
**ORANGE COUNTY MAJOR EMPLOYERS, 1977**

<i>Firm</i>	<i>Service or Product</i>	<i>City</i>
<b>Employee Range Over 5,000</b>		
Hughes Aircraft Company, GSG	Radar data systems	Fullerton
McDonnell-Douglas Astronautics Company	Space systems	Huntington Beach
Rockwell International, Autonetics Division	Electronic systems	Anaheim
University of California	Education	Irvine
<b>Employee Range 3000-4999</b>		
Alpha Beta Company	Retail groceries and miscellaneous	La Habra
Bank of America, NT & SA	Banking	Orange
Beckman Instruments, Inc.	Electronic Instruments	Fullerton
Disneyland	Entertainment	Anaheim
Fluor Engineering and Construction, Southern California Division	Engineering and construction	Irvine
Lucky Stores	Grocery products	Buena Park
<b>Employee Range 2000-2999</b>		
Aeronutronic Ford Corporation	Aerospace parts	Newport Beach
Albertsons Food Centers, Incorporated	Retail grocery	Fullerton
California State University	Education	Fullerton
Far West Service Incorporated	Restaurants	Irvine
Knott's Berry Farm	Amusement	Buena Park
Market Basket	Grocery markets	*
Northrop Corporation, Electro-mechanical Division	Aerospace parts	Anaheim
Ralphs Grocery Company	Retail groceries	*
Smith International	Rockbeds for oil drilling	Newport
<b>Employee Range 1000-1999</b>		
Aerojet General Corporation	Nuclear reactors	Fullerton
Bertea Corporation	Hydraulic valves	Irvine
California Computer Products, Inc.	Disc drives	Anaheim
Carl Karcher Enterprises	Restaurants	Anaheim
Collins Radio Corporation	Communications systems	Newport Beach
Emhart Corporation, Kwikset Division	Hardware	Anaheim
Executive Industries	Motor homes	Anaheim
Fairview State Hospital	Health care	Costa Mesa
Hoag Memorial Hospital	Health care	Newport Beach
Holmes & Narver Incorporated	Consulting engineers	Anaheim
Hughes, Micro Electronics Division	Micro electronics	Newport Beach
Hunt-Wesson Foods	Food products	Fullerton
ITT Cannon Electric	Electrical connectors	Santa Ana
Interstate Electronics Corporation	Missile instrumentation	Anaheim
Kirkhill Rubber Company	Rubber products	Brea
McGaw Laboratories	Intravenous sets	Irvine
Pacific Mutual Life Insurance Company	Insurance	Newport Beach
Parker Hannifin Company	Hydraulic valves, missiles	Irvine
Rockwell International, Space Division	Aerospace manufacturing	Seal Beach
St. Joseph Hospital	Health care	Orange
St. Jude Hospital	Health care	Fullerton
Santa Ana College	Education	Santa Ana
Southern California Edison Company	Electric power supplies	Santa Ana
Thrifty Drug Stores Incorporated	Drug and retail stores	*
USI Incorporated	Plastic molding	Fullerton
Walker & Lee Incorporated	Real estate	Anaheim

\* Located throughout Orange County.

Source: Orange County Chamber of Commerce Publication, "Orange County's Golden 500".





*The Monarch Bay Plaza shopping and community center is located in the District.*

golf course, private country club and tennis club, a 160-acre regional park including a 40-acre fresh-water lake, three private recreational centers and three shopping complexes. Other amenities are planned including another golf course as well as a variety of housing units — single family and condominium. It is also the site of the Orange County South Coast Regional Civic Center and one of the U.S. government's largest General Services Administration facilities (1,000,000 square feet). The ultimate development cost is estimated at over \$1 billion.

The impact of Laguna Niguel's development on the south county area, including the water district, has been substantial. It is estimated that since beginning of construction, \$250 million in improvements have been completed. All builders and developers who own or purchase land within the community must comply strictly with the designated planning codes.

With approximately 6,000 homes built or under construction, Laguna Niguel's population is presently approximately 16,000. It is estimated that an additional 800 to 1,100 units will be added annually over the next few years. Ultimate population of the planned community is projected to approximate 28,000.

Of the projected development, approximately 1,600 units have been completed in Monarch Bay, Monarch Bay Terrace Extension, Sea Terrace, and Niguel Shores.

Plans for the ultimate development call for an additional 2,800 dwelling units in the Niguel Shores area. The projected ultimate population for these areas is approximately 10,000. In addition to this residential development, current plans include a 250-room hotel complex, 60 acres of commercial uses, and approximately 62 acres of public parks and beaches. Recently a fire station and a public library were completed.

The Mission Viejo Company has generated a significant impact on the economic development of the south coast portion of Orange County. The focal point of the company's 11,000-acre development is approximately five miles north of the district. Since the beginning of residential construction in 1966, the company has completed and sold more than 6,000 residences. Sales prices for dwellings currently under construction range from \$85,000 to \$350,000. Development of the company's entire holdings is expected to continue through the 1990's when an estimated 30,000 dwelling units will have been constructed. In addition to residential construction the company's facilities include a \$1,250,000 shopping center, a \$1.5 million medical building, and a 126-bed privately-owned general hospital.



### **Educational Facilities**

Public elementary and secondary educational services to district residents are furnished by the Capistrano Unified School District and the Laguna Beach Unified School District.

The University of California at Irvine serves nearly 9,000 full-time students with extension course attendance, both adult and evening, exceeding 7,000. Faculty has increased from slightly over 100 when the University opened in 1965 to a current staff of over 600. The College of Medicine, one of eight medical schools in California, was moved to the campus from Los Angeles in 1968 and serves over 300 medical students and has nearly 600 residents and interns. The medical school was expanded on July 1, 1976 with the addition of the University of California Irvine Medical Center located in the City of Orange, which the university acquired from Orange County.

Other institutions of higher education in Orange County which are conveniently accessible to district residents include several community colleges including: Saddleback Community College, Mission Viejo; California State College, Fullerton; Chapman College; and Western State University College of Law, Anaheim.

### **Recreational Facilities**

Exceptional recreational facilities are available to residents of the district and other south coast communities in Orange County. The warm climate, resort-like atmosphere of the coastal area, and the Pacific Ocean itself, provide numerous opportunities for varied recreational pursuits.

Immediately adjacent to the south of the district, lies the \$25 million small boat harbor at Dana Point, providing berthing for approximately 2,800 pleasure craft. Motel, restaurant, and marine-oriented commercial facilities developed by private operators, are open the year around.

Major inland recreation and vacation facilities include the famous Disneyland, historical Mission San Juan Capistrano, Knott's Berry Farm, and the Anaheim Stadium and Convention Complex.

Within the district, two public beaches — one at the mouth of Aliso Creek and the other just south of Salt Creek — provide swimming, surfing and fishing for residents and tourists. Aliso Creek beach has an additional attraction in a \$400,000 pleasure and fishing pier erected for public use in 1972.

### **Transportation**

Orange County has excellent road, rail, air, and sea transportation facilities — main factors for attracting industry. The Santa Ana and San Diego Freeways provide the major north-south routes through the county, while east-west travel is facilitated by the Newport, Garden Grove, and Riverside Freeways. The major new developments in southern Orange County have also provided excellent local highway systems to accommodate residents.

The county is served by the Atchison, Topeka and Santa Fe, Union Pacific, and Southern Pacific railroad systems, and Amtrak service is available. The county is served by two commercial-general aviation airports — Fullerton Municipal and Orange County Airports.

Orange County Airport is strategically located in the center of the Irvine Industrial Complex and at the intersection of major freeway interchanges to accommodate both business and casual users. Scheduled airlines which provide regular service include Air California, Hughes Air West and other local feeder lines.

An airport in San Juan Capistrano for small planes provides a convenient facility for those using small private aircraft for recreation, commuting or business. It also is available for airfreight service to the small industrial center adjacent to the air strip.

### **Public Utilities**

The Metropolitan Water District of Southern California, through the Colorado River Aqueduct system and the State Water Project, supplies most of the water utilized in Orange County.

Natural gas is supplied throughout the county by Southern California Gas Company. Electric power for most of the county is provided by the Southern California Edison Company. The San Diego Gas and Electric Company covers the southern portion of the county. Telephone service is provided by Pacific Telephone Company and the General Telephone Company.

The Southern California Edison Co. and the San Diego Gas & Electric Co. are in the process of expanding their jointly-owned nuclear power plant at San Onofre just south of San Clemente. The expansion will add 2,280,000 KWH to the present plant capacity of 450,000 KWH.



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October 7, 1977

To the Board of Directors  
 South Coast County Water District  
 South Laguna, California

I have examined the balance sheet of the South Coast County Water District as of June 30, 1977 and the related statements of income, changes in reserves and fund balances, and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as I considered necessary in the circumstances. I previously examined and reported upon the financial statements of the District for the prior year.

In my opinion, the accompanying balance sheet and statements of income, changes in reserves and fund balances, and changes in financial position present fairly the financial position of South Coast County Water District at June 30, 1977, and the results of its operations for the year then ended in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

HAROLD K. GRIMSHAW  
 Certified Public Accountant

*Harold K. Grimshaw*

SOUTH COAST COUNTY WATER DISTRICT  
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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
 Balance Sheet - Note 1  
 June 30, 1977

<u>ASSETS</u>	
<u>UTILITY PLANT - At Cost</u>	
Organization Costs	\$ 21,379
Land and Land Rights	407,903
Source of Supply	1,979,227
Pumping Plant	815,150
Sewer Treatment Plant - Notes 2 and 3	852,058
Transmission and Distribution	5,387,716
Sewer Collection System	4,008,468
General Plant - Note 4	512,214
Sewer Disposal System	206,055
Construction in Progress - Note 5	2,704,856
Total	\$ 16,895,026
Less: Accumulated Depreciation - Note 6	2,866,731
<u>NET UTILITY PLANT</u>	<u>\$ 14,028,295</u>
<u>RESTRICTED ASSETS - Notes 5 and 7</u>	
Bond Interest Funds - Cash	\$ 41,594
Construction Funds:	
Cash	1,156
Investments	2,276,041
Grant Funds Receivable	7,002
<u>TOTAL RESTRICTED ASSETS</u>	<u>2,325,793</u>
<u>CURRENT ASSETS</u>	
Cash in Bank	\$ 3,767
Deposits	2,677
Investments	874,948
Accounts Receivable:	
Water and Sanitation Customers	\$ 56,564
Other Agencies	83,002
Taxes and Interest Receivable	63,583
Other	3,792
Total Accounts Receivable	216,941
Material and Supply Inventory	83,420
Prepaid Insurance	17,915
Deferred Debits	2,619
<u>TOTAL CURRENT ASSETS</u>	<u>1,202,287</u>
<u>OTHER ASSETS</u>	
Bond Selling Costs Net of Accumulated Amortization of \$19,207 Notes 8 and 9	66,191
<u>TOTAL ASSETS</u>	<u>\$ 17,622,566</u>

<u>LIABILITIES, RESERVES AND FUND BALANCES</u>	
<u>LONG TERM DEBT</u>	
General Obligation Bonds Payable	
Note 10	\$ 9,305,000
Leases - Note 4	5,087
Less: Portion Due Within One Year	20,087
<u>TOTAL LONG TERM DEBT</u>	<u>\$ 9,290,000</u>
<u>CURRENT LIABILITIES</u>	
Accounts Payable:	
Restricted Funds	\$ 75,685
Current Assets	71,622
Deposit	3,585
Current Portion of Long Term Debt	24,607
Accrued Interest Payable	35,701
Advances for Construction - Net	7,374
Deferred Credits	409
<u>TOTAL CURRENT LIABILITIES</u>	<u>214,953</u>
<u>CONTINGENT LIABILITY - Note 11</u>	
<u>TOTAL LIABILITIES</u>	<u>\$ 9,504,953</u>
<u>RESERVES AND FUND BALANCES</u>	
Water - Detail Page 5	\$ 5,076,602
Sewer - Detail Page 5	3,041,011
<u>TOTAL RESERVES AND FUND BALANCES</u>	<u>8,117,613</u>
<u>TOTAL LIABILITIES, RESERVES AND FUND BALANCES</u>	<u>\$ 17,622,566</u>

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The accompanying notes are an integral part of the financial statements.

HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT



SOUTH COAST COUNTY WATER DISTRICT  
Statement of Income - Note 1  
For the Year Ended June 30, 1977

<u>OPERATING REVENUE</u>		
Water Sales	\$	593,033
Sewer Service Charges		156,533
Miscellaneous Services		91,446
Income from Prior Years		<u>2,855</u>
<u>TOTAL OPERATING REVENUE</u>	\$	843,867
<u>OPERATING EXPENSES</u>		
Source of Supply	\$	235,526
Pumping Expense		90,229
Treatment Plant		117,757
Transmission and Distribution		75,362
Collection and Disposal		29,459
General and Administrative		580,279
Depreciation and Amortization - Notes 6 and 7		<u>312,038</u>
<u>TOTAL OPERATING EXPENSES</u>		<u>1,440,650</u>
<u>OPERATING INCOME (LOSS)</u>	\$	(596,783)
<u>NON OPERATING REVENUE</u>		
Taxes and Assessments - Note 1	\$	1,125,166
Less: Tax Collection Charge		<u>1,154</u>
	\$	1,124,012
Interest		213,818
Gain on Sale of Assets		<u>11,100</u>
<u>TOTAL NON OPERATING REVENUE</u>	\$	1,348,930
<u>NON OPERATING EXPENSE</u>		
Interest - Note 10	\$	490,784
Bond Service Fees		<u>1,544</u>
Abandonment Loss - Note 12		<u>38,886</u>
<u>TOTAL NON OPERATING EXPENSE</u>		<u>531,214</u>
<u>NON OPERATING PROFIT</u>		<u>817,716</u>
<u>NET INCOME</u>	\$	<u>220,933</u>

The accompanying notes are an integral part of the financial statements.  
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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Statement of Changes in Reserves and Fund Balances - Note 1  
For the Year Ended June 30, 1977

	WATER					SEWER			
	Total	Unappropriated Fund Balance	Reserves for Bond Interest and Redemption	Investment in Utility Plant District	Contributed	Unappropriated Fund Balance	Reserves for Bond Interest and Redemption	Investment in Utility Plant District	Contributed
Fund Balances - July 1, 1976	\$ 4,618,029	\$ 598,014	\$ (100,197)	\$ 1,755,624	\$ 2,364,588	-0-	-0-	-0-	-0-
Transferred From South Laguna Sanitary Dis- trict June 30, 1976 - Note 1	2,866,492					\$ 98,028	\$ 189,633	\$ 915,553	\$ 1,663,278
Net Profit	220,933	254,459				(33,526)			
Taxes Collected for Debt Service		(381,184)	381,184			(248,358)	248,358		
Debt Service Payments		273,669	(273,669)			398,659	(398,659)		
Depreciation Charged to Net Income		164,480		(77,952)	(86,528)	143,184		(104,212)	(39,272)
Increase in Investment in Utility Plant		(81,244)		81,244		(91,281)		91,281	
Facilities Contributed	100,000								100,000
Cash Contributions In Aid Of Construction	<u>312,159</u>				<u>204,114</u>				<u>108,045</u>
Fund Balances - June 30, 1977	<u>\$ 8,117,613</u>	<u>\$ 828,194</u>	<u>\$ 7,318</u>	<u>\$ 1,758,916</u>	<u>\$ 2,482,174</u>	<u>\$ 267,006</u>	<u>\$ 39,332</u>	<u>\$ 902,622</u>	<u>\$ 1,832,051</u>

The accompanying notes are an integral part of the financial statements.

HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT



SOUTH COAST COUNTY WATER DISTRICT  
Statement of Changes in Financial Position - Note 1  
For the Year Ended June 30, 1977

<b>SOURCE OF FUNDS</b>	
Net Income	\$ 220,933
Add: Charges to income not requiring current year cash outlay:	
- Depreciation and Amortization	312,058
<b>FUNDS PROVIDED FROM OPERATIONS</b>	<b>\$ 532,971</b>
Cash Contributions for Facilities	312,159
Facilities Contributed	100,000
Net Book Value Assets Abandoned	119,204
Decrease in Restricted Assets	2,122,874
Net Long Term Debt Transferred from South Laguna Sanitary District	4,315,796
Net Reserves and Fund Balances transferred from South Laguna Sanitary District	2,866,492
<b>TOTAL FUNDS PROVIDED</b>	<b>\$10,369,496</b>
<b>FUNDS APPLIED</b>	
Utility Plant Additions	\$ 2,578,704
Payments on Leases	11,305
Payment on Long Term Debt	180,000
Increase in Current Portion of Long Term Debt	14,215
Net Utility Plant Transferred from South Laguna Sanitary District	5,084,169
Net Restricted Assets Transferred from South Laguna Sanitary District	1,918,471
Net Other Assets Transferred from South Laguna Sanitary District	39,766
Increase in Other Assets	475
<b>TOTAL FUNDS APPLIED</b>	<b>2,827,422</b>
<b>INCREASE IN WORKING CAPITAL</b>	<b>\$ 7,542,074</b>
<b>INCREASE (DECREASE) IN CURRENT ASSETS</b>	
Cash and Investments	\$ 420,899
Deposits	2,677
Accounts Receivable:	
Water and Sanitation Charges	\$ 13,804
Other Agencies	85,002
Taxes and Interest	44,409
Other	(6,892)
Allowance for Doubtful Accounts	257
Material and Supply Inventory	132,580
Prepaid Insurance	12,665
Deferred Debits	12,305
	2,619
<b>TOTAL INCREASE IN CURRENT ASSETS</b>	<b>\$ 583,685</b>

Continued

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HAROLD K. GRIMSHAW CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Statement of Changes in Financial Position - Note 1  
For the Year Ended June 30, 1977

<b>INCREASE (DECREASE) IN CURRENT LIABILITIES</b>	
Bank Overdraft	\$ (293)
Accounts Payable	
Restricted	\$ 59,101
Current Assets	19,260
Notes and Leases Payable	78,361
Deposits	14,215
Accrued Interest Payable	(100)
Advances for Construction - Net	(57,404)
Deferred Credits	6,426
	409
<b>TOTAL DECREASE IN CURRENT LIABILITIES</b>	<b>\$ 41,614</b>
<b>INCREASE IN WORKING CAPITAL</b>	<b>\$ 542,071</b>

The accompanying notes are an integral part of the financial statements.

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HAROLD K. GRIMSHAW CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Summary of Significant Accounting Policies  
June 30, 1977

Following is a summary of the significant accounting policies of the South Coast County Water District:

- The financial statements include both water and sewer functions performed by the District. The sewer function is done under the title of South Coast County Water District Improvement District No. 1 (sewer).
- The financial statements reflect the requirements of the Uniform System of Accounting for Water Utility Districts prescribed by the Controller of the State of California.
- Assets and liabilities, and revenues and expenses are recognized on the accrual basis of accounting.
- Investments are stated at cost.
- Contributions to specific funds are reflected as additions to fund balances in the applicable year.
- Fixed assets and bond selling costs are stated at cost, less accumulated depreciation and amortization computed on the straight line method. Major additions and betterments which extend the lives of the related assets are capitalized, and expenditures for repairs and maintenance which do not extend the life of the respective assets are charged to operations when incurred. Depreciation includes write-off of contributed water and sewer facilities of \$125,800.

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HAROLD K. GRIMSHAW CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statement  
June 30, 1977

**NOTE 1**

The South Coast County Water District was organized in 1932 under Section 30,000 of the California Water Code and now serves an area of approximately 3200 acres. At an election held November 21, 1944, the voters approved a bond issue of \$285,000 which has been fully redeemed. On December 5, 1967, the electorate approved a bond issue of \$2,500,000 to finance construction of additional water transmission, distribution and storage facilities. On November 4, 1975 the electorate approved a bond issue of \$2,750,000 to finance construction of primarily replacement water transmission distribution facilities. All authorized bonds have been sold.

Effective July 1, 1976, in accordance with Orange County Reorganization No. 31, the District was designated as the successor to the South Laguna Sanitary District for the purpose of succeeding to all rights, duties and obligations of the South Laguna Sanitary District. These sewer functions will be performed by the District under the title of South Coast County Water District Improvement District No. 1 (sewer), an area of approximately 2800 acres, all located within the water operation boundaries. The transaction was recorded on the purchase method. At an election held September 15, 1952, the voters approved a bond issue for \$1,250,000 for the purpose of constructing a sewer system. At an election on March 2, 1967, the voters approved a bond issue of \$980,000 for the construction of a new treatment plant and other improvements in the sewer system. At an election May 22, 1973, the voters approved an additional \$3,000,000 bond issue for improving and replacing sewerage facilities. All authorized bonds have been sold.

The assessed valuation of the District (water operation) for 1976/77 compared with the prior year is as follows:

	1976-1977	1975-1976
Secured	\$ 88,615,310	\$ 69,250,140
Unsecured	1,081,965	1,024,624
<b>Total</b>	<b>\$ 89,697,275</b>	<b>\$ 70,274,764</b>

The tax rate was \$6.224 and \$.7300 per \$100.00 of assessed valuation respectively.

The assessed valuation of the District (sewer operation) for 1976/77 compared with the prior year is as follows:

	1976-1977	1975-1976
Secured	\$ 79,241,950	\$ 61,578,780
Unsecured	1,060,295	989,550
<b>Total</b>	<b>\$ 80,302,245</b>	<b>\$ 62,568,330</b>

The tax rate was \$.6700 and \$.6260 per \$100.00 of assessed valuation respectively.

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HAROLD K. GRIMSHAW CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statements  
June 30, 1977

**NOTE 2**

The District leases certain real property under a long term lease expiring May, 2018 at an annual rental of \$675, plus property taxes and assessments levied against the property. The treatment plant is located on this property. The District also leases certain real property in the same area for an annual cost of \$1,330 through January 15, 1984.

**NOTE 3**

On June 27, 1967, the District entered into an agreement with Moulton Niquel Water District for the construction of a sanitary treatment facility. Under the terms of the agreement, the District has constructed and will maintain the facility and Moulton Niquel will share in such construction costs on the basis of design flow capacity and maintenance costs will be shared on actual flows.

**NOTE 4**

Vehicles included in general plant assets subject to lease/purchase agreements are as follows:

	Equipment Cost	Total Lease	Period of Lease	Monthly Principal Payment
Lease #1	\$ 10,566	\$ 11,472	6/11/74 - 7/11/77	\$ 293
Lease #2	4,527	4,986	4/01/74 - 10/01/77	126
Lease #3	5,403	5,950	11/01/74 - 10/30/77	150
Lease #4	7,380	8,070	1/01/76 - 12/01/78	205

**NOTE 5**

The District has entered into a joint powers agreement - the Aliso Water Management Agency (AWMA) - for the purpose of building regional sewerage facilities. Costs advanced to date were for certain specific project proposals.

The District has allocated certain costs to construction in progress on projects that were in fact to be constructed. All other costs associated with un-completed and abandoned projects have been charged against income. The District's share of Federal and State Grant Funds approved for AWMA have been allocated between the above construction and abandoned projects. Future costs of approximately \$1,000,000 are to be paid from restricted assets.

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statements  
June 30, 1977

**NOTE 6**

Depreciation of utility plant has been calculated using the straight-line method with useful lives generally as recommended by the State Controller's Office. Total depreciation charged to operations for the year was \$507,963.

**NOTE 7**

The District has entered into a Joint Powers Agreement for the construction of a supply water main. The estimated future cost to the District is \$50,000 which is to be paid from restricted assets. Other construction contracts totaling approximately \$150,000 have also been entered into which are to be paid from restricted assets. Other contracts totaling approximately \$225,000 are to be paid from current assets.

**NOTE 8**

Effective September 14, 1967, the District joined the State Employee's Retirement System and contributed \$6,143.00 for past services which is being amortized over ten years. The last years amortization was taken in 1976-77.

**NOTE 9**

The cost in connection with issuance of all bonds prior to 1975, is being amortized over the life of the bonds. All subsequent bond selling costs will be depreciated over the useful lives of the assets acquired with the bond proceeds.

**NOTE 10 - General Obligation Bonds Outstanding**

Water Operations

1968 Issue:

Year Of Maturity	Rate	Principal Amount
1978	6 1/2	\$ 60,000
1979-80	6 1/2	65,000
1981	6 1/2	70,000
1982	5 1/2	75,000
1983	5 1/2	80,000
1984	5 1/2	85,000
1985	5 1/2	90,000
1986	5 1/2	95,000
1987	5 1/2	100,000

Continued . . . .

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statements  
June 30, 1977

**NOTE 10 - General Obligation Bonds Outstanding (continued)**

Year Of Maturity	Rate	Principal Amount
1988	5 1/2	\$ 105,000
1989	5 1/2	110,000
1990	5 1/2	115,000
1991	5 1/2	120,000
1992	5 1/2	130,000
1993	5 1/2	135,000
1994	5 1/2	140,000
1995	5-1/4	150,000
1996	5-1/4	160,000
1997	5-1/4	165,000
1998	5-1/4	175,000

\$ 2,290,000

Bonds maturing on or after July 1, 1984, are subject to call and redemption prior to maturity on any interest payment date at a redemption price equal to the principal amount plus a premium of one quarter of one percent plus one quarter of one percent of the principal amount for each year or fraction of a year from the redemption date to the maturity date of the bond.

1976 Issue:

Year Of Maturity	Rate	Principal Amount
1978-79	7.5	\$ 40,000
1980-82	7.5	50,000
1983-84	7.5	60,000
1985	7.5	70,000
1986	6.3	70,000
1987	5.9	80,000
1988	6.0	80,000
1989	6.1	90,000
1990	6.2	90,000
1991	6.3	100,000
1992	6.4	110,000
1993	6.5	120,000
1994	6.6	130,000
1995	6.7	140,000
1996	6.8	150,000
1997	6.8	160,000
1998	6.9	170,000
1999	6.9	370,000
2000	6.9	470,000

Continued . . . .

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

2,750,000

SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statements  
June 30, 1977

**NOTE 10 - General Obligation Bonds Outstanding (continued)**

Bonds maturing on or after July 1, 1988 are subject to call and redemption prior to maturity on the dates, at the prices, upon the notice and in the manner set forth in resolution No. 11-75 of the Board of Directors of the District, adopted November 20, 1975.

Sewer Operations

1953 Issue:

- 5-1/4% payable in annual installments of \$60,000 from August 1, 1976 to August 1, 1983 \$ 420,000
- There are no early call provisions on this issue

1968 Issue:

- Series A
- 6% payable in annual installments of \$10,000 on July 1, 1978 - increasing to \$25,000 on July 1, 1981 \$ 80,000
- 5-3/4% payable on July 1, 1982 30,000
- 5-1/4% payable in annual installments of \$35,000 on July 1, 1983 - increasing to \$55,000 on July 1, 1985 140,000
- 5-3/4% payable in annual installments of \$55,000 and \$60,000 on July 1, 1986 and 1987 respectively 115,000
- 5-3/8% payable in annual installments of \$60,000 and \$65,000 on July 1, 1988 and 1989 respectively 125,000
- 5-4% payable in annual installments of \$70,000 and \$75,000 on July 1, 1990 and 1991 respectively 165,000
- 635,000**
- Unless this bond matures on or prior to July 1, 1983, it is redeemable at a redemption price equal to the principal amount thereon, plus a premium of one-half of one percent plus one-fourth of one percent for each year or fraction thereof between the date of maturity and the date of redemption.

Series B

- 5-1/2% payable in annual installments of \$5,000 from July 1, 1977 to July 1, 1978 \$ 5,000
- 6% payable in annual installments of \$10,000 on July 1, 1979 - increasing to \$20,000 on July 1, 1985 90,000
- 6-1/8% payable in annual installments of \$25,000 on July 1, 1986 - increasing to \$30,000 on July 1, 1991 180,000
- 275,000**

Continued . . . .

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT



SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statements  
June 30, 1977

NOTE 10 - General Obligation Bonds Outstanding (continued)

1968 Issue:

Series B (continued)

- Unless this bond matures on or prior to July 1, 1983, it is redeemable at a redemption price equal to the principal amount thereon, plus a premium of the sum of one and one-half percent of said principal amount plus one-fourth of one percent of said principal amount for each year or portion thereof from the redemption date to the maturity date thereon.

1974 Issue:

Series A

- All bonds bear interest at the rate of 7% payable in annual installments of \$15,000 on July 1, 1977 and increasing to \$80,000 on July 1, 1999. \$ 965,000

Series B

- 7-1/2% payable in annual installments of \$30,000 on July 1, 1977 - increasing to \$60,000 on July 1, 1986	\$ 400,000
- 6% payable in annual installments of \$60,000 on July 1, 1987 - increasing to \$70,000 on July 1, 1988	130,000
- 6-1/2% payable on July 1, 1989	70,000
- 6-2/3% payable on July 1, 1990	80,000
- 6-25/32% payable in annual installments of \$80,000 on July 1, 1991 - increasing to \$90,000 on July 1, 1992	170,000
- 6-3/4% payable in annual installments of \$90,000 on July 1, 1993 - increasing to \$110,000 on July 1, 1995	300,000
- 6-4/5% payable in annual installments of \$120,000 on July 1, 1996 - increasing to \$140,000 on July 1, 1999	510,000
- 6% payable in annual installments of \$150,000 on July 1, 2000 - increasing to \$160,000 on July 1, 2001	310,000
	<u>1,970,000</u>
<b>TOTAL OUTSTANDING</b>	<b><u>\$ 9,305,000</u></b>

NOTE 11

The District has a policy whereby an employee can accumulate unused sick leave. This leave is to be used for extended periods of sickness; however, upon termination or retirement a portion will be paid as additional benefits. Upon completion of employment, employees with three years or more service will be paid for fifty percent (50%) of unused sick leave at regular payroll rates in effect at date of termination. Because the future cost to the District for accumulated unused sick leave at June 30, 1977 is undeterminable, no liability has been recorded. The potential liability is estimated to be between \$22,000 and \$44,000.

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT

SOUTH COAST COUNTY WATER DISTRICT  
Notes to Financial Statement  
June 30, 1977

NOTE 12

During the year ended June 30, 1977, the District completed replacement of certain transmission and distribution facilities. Upon completion the original facilities were abandoned. Income has been charged with the cost of the abandoned facilities less accumulated depreciation.

NOTE 13

The District has entered into a reservoir lease agreement with the Coastal Municipal Water District, sublessee, for 50 acre feet of water storage capacity. The lease agreement provides for semi-annual payments over its 50 year term beginning August, 1966; annual costs are as follows:

First 10 years	\$ 10,000
Second 10 years	9,175
Next 7 years	8,300
Last 23 years	1,050

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HAROLD K. GRIMSHAW, CERTIFIED PUBLIC ACCOUNTANT



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